

Prepared by:
Brian A. Block, Esq.
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, Florida 32607

File Number: 23-01022ND

RECORDED ELECTRONICALLY
County Columbia
Instrument # 202312003027
Date 2/22/23 Time 12:53P
OR Book 1485 Page 240

Parcel ID Number: 15-4S-16-03011-127

GENERAL WARRANTY DEED

Made this February 17, 2023 A.D. by **Stanley Crawford Construction, Inc.**, a Florida corporation whose address is 1482 SW Commercial Glen, Lake City, Florida 32025, hereinafter called the grantor, to **Gator Land Development, LLC**, a Florida limited liability company whose post office address is 169 SW Dusk Glen, Lake City, Florida 32024, hereinafter called the grantee (whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

LOT 27 OF ROSE POINTE (NOW KNOWN AS COTTAGE GROVE), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 59, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:


Witness Signature

Sonia Hopewell
Witness Printed Name

STANLEY CRAWFORD CONSTRUCTION, INC.,
a Florida corporation

By: 
Mary Ann Crawford, Vice President


Witness Signature

Nancy K. Dinsmore
Witness Printed Name

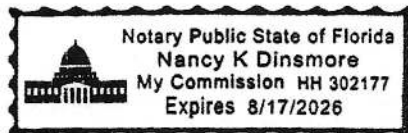
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STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization this 17th day of February, 2023, by Mary Ann Crawford, Vice President of Stanley Crawford Construction, Inc., who [☒] is personally known to me or who has produced _____ as identification.




Notary Public

Print Name. **Nancy K. Dinsmore**

My Commission Expires: _____